

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES

February 6, 2008

The Board of Adjustment held its regularly scheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, February 6, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Barbara Wenger-Chairman
Grant McFarland
Susan Wilson
Gregg Chislett
Hall Hammond, Alternate

Members Absent:

Bill Orr
Andrew Herdeg, Alternate

Staff Members Present:

Shawn Eddy, Director of Public Works
Jack Guerra, Community Development Manager
Gracie Flores, Community Development Representative

The meeting was called to order by Mrs. Wenger at 5:40 p.m.

Mr. Chislett made a motion to approve the minutes from January 9, 2008 as submitted. Mr. McFarland seconded the motion.

The motion was approved with the following vote:

FOR: Wenger, McFarland, Wilson, Chislett, Hammond

AGAINST: None

CASE NO. 1975

200 Torcido, request for an 11 ft. louvered panels/trellis fence, wall or other man-made, non-living barrier instead of the 6 ft. maximum allowed for side and rear yards in SF-A.

Mr. Guerra explained the case to the Board and how grade is measured. Ms. Wenger asked when grade will be established. Mr. Guerra explained that the Barnes' would need to provide information to determine natural grade. Mr. Eddy, explained that previously, the Board heard testimony that there was no change in grade to the adjacent property. Mr. Eddy also stated that it may be difficult to establish what the natural grade is but in the code, the city engineer or director can make the assumption that the natural grade is on the the adjacent property's side, which is higher than the O'Connor's side, and grant a 6 ft. wall from there but there are structural issues with the wall itself. Mr. Frank Burney, the attorney representing the applicants, explained that the O'Connor's request is to screen the electric panel that is visible from their property. Ms. Wenger asked if the rock wall was existing. Mr. Burney stated that it was. Mr. Hammond asked if the louvered panels would be located on the north side (rear wall) as well as the west (side wall). Mr. Burney confirmed both side and rear locations. Ms. Nancy Russell, 312 Westover, stated that she was concerned about the view from her backyard and requested to see the impact created by the rear panels. Ms.

Russell explained that she just wanted to be sure that the wall would not be very high. There was extensive discussion about natural grade. The discussion resulted in limiting the height from the top of the wall instead of natural grade.

A motion was made by Mr. McFarland to approve the variance with the condition that the fence shall not exceed 5 ft. above the existing west (side) wall and not to exceed 2 ft. above the existing north (rear) wall and applicants are required to submit dimensioned, to scale, site plan and elevations of the entire project to staff for permit approval. The motion was seconded by Mr. Chislett.

The motion was approved with the following vote:
FOR: Wenger, McFarland, Wilson, Chislett
AGAINST: None
ABSTAINED: Hammond

EXTENSIONS


Case No. 1972, 204 E Edgewood, request for a 90 day extension of previously approved variances.


Mr. McFarland made a motion to approve the 90 day extension request. It was seconded by Mr. Chislett.

The extension was approved with the following vote:
FOR: Wenger, McFarland, Wilson, Chislett
AGAINST: None

There being no further business, the meeting adjourned at 6:41 p.m.

THE PROCEEDINGS OF THE BOARD OF ADJUSTMENTS ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.


Barbara Wenger, Chairman


Gracie Flores
Recording Secretary

3-5-08
Date Signed & Filed